

## Historic, archived document

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# 3-bedroom TENANT HOUSE

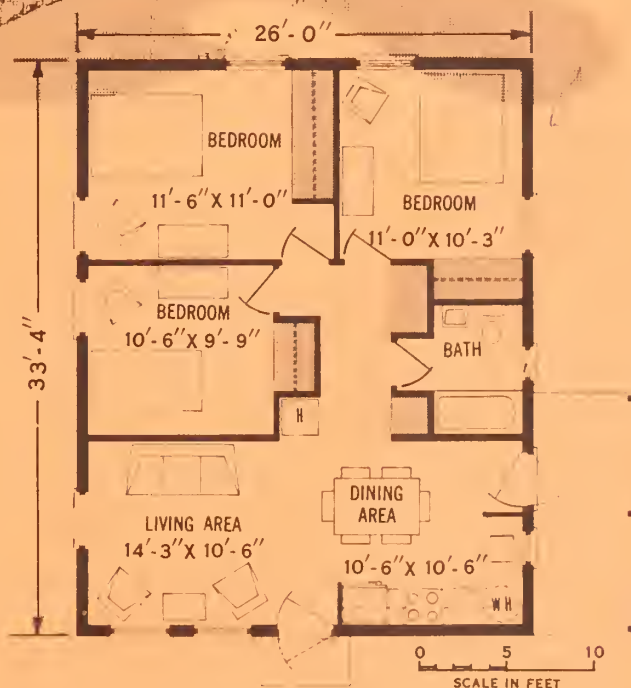


## ... masonry construction

Personnel management is a major concern of farm managers. Good housing serves to encourage competent, well trained men to continue as employees over a period of years. This carefully designed tenant house provides good living quarters at a minimum investment cost. The three-bedroom house is of unit masonry, slab-on-grade construction.

Open planning of the living and dining areas of the house creates a feeling of spaciousness in a rather limited space. Good use can be made of the bright, airy living area, a "conversation area" not interrupted by traffic between the front door and the bedroom hall. The compact but complete L-shaped kitchen includes space for dining. For large gatherings the table can be extended into the living area. A side door opens from the kitchen-dining area to a protected porch.

For privacy the bedrooms and a complete bath have been arranged to open from a short central hallway. Each bedroom is large enough to accommodate a double bed in addition to other bedroom furniture. The arrangement of bedroom doors and windows provides good air circulation. For a very small house the closet space for clothing, coats, linens, and miscellaneous items is generous.



| HOUSE AREAS: | SQUARE FEET |
|--------------|-------------|
| Living.....  | 866         |
| Porches..... | 99          |

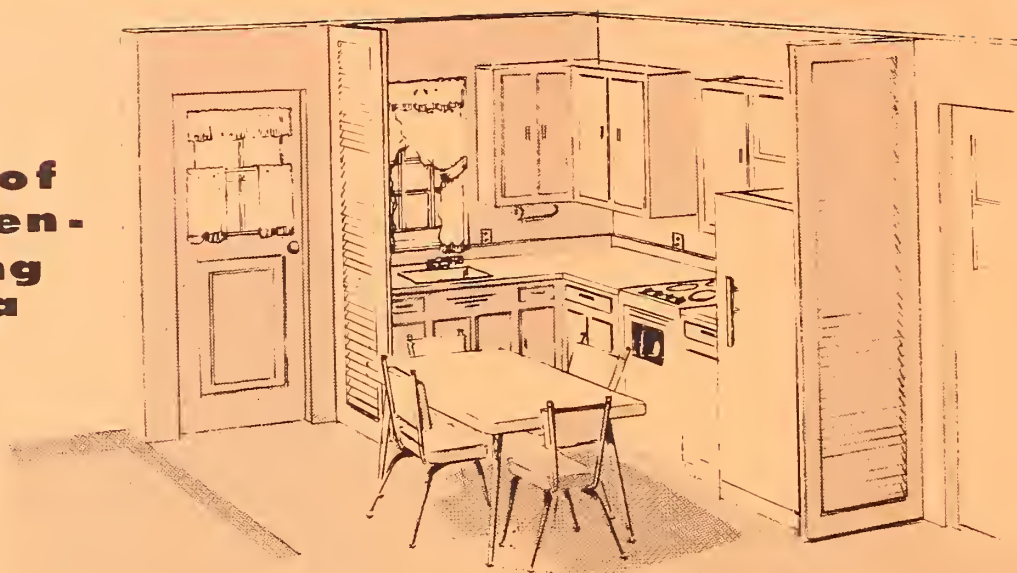
Space has been allowed for a centrally located heater off the living area. A water heater sits under the counter in the corner base cabinet space in the kitchen.



MAR 9 - 1967

CURRENT SERIAL RECORDS

## view of kitchen- dining area



Wise selection of interior and exterior finishing materials can do a lot to make even a small, low cost house such as this one attractive, livable, and easy to maintain.

Interior finishing includes wall finishes, millwork, and flooring.

The 8-inch unit-masonry walls, as well as ceilings and existing wood trim, may be attractively finished in pleasant pastel shades of a washable latex paint. Latex paints spread easily and cover well, and spots dripped from the brush or roller can be washed away with water before they dry.

Bathroom walls can be economically waterproofed by applying a good masonry sealer followed by coats of enamel. Better, although more costly, would be ceramic tile.

Choose low-cost stock cabinets for the kitchen. Open shelving may be considered for use in place of wall cabinets.

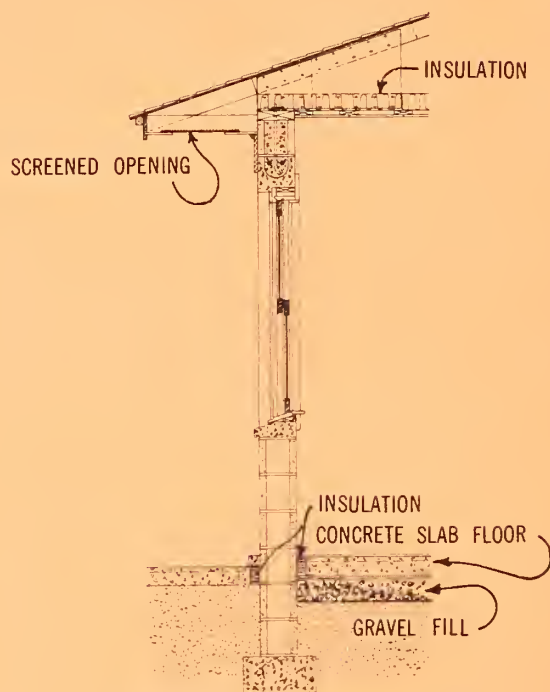
Sheet vinyl or linoleum will provide an economical work surface for the kitchen counter. Residents should be cautioned, however, not to cut this type of surface or place hot pans directly on it.

Protect the wall area behind the range from grease accumulation. Install a fireproof, easy-to-clean, smooth-surfaced material such as metal or ceramic tile.

Outside, acrylic resin paint provides an attractive protective finish for both the unit-masonry walls and the wood trim. The masonry should be painted with a slurry of white portland cement as a filler before more expensive paint is applied.

Asphalt shingles are suggested on the working drawings as a desirable roofing material.

Window and door screens may be added during occupancy, and are well worth their cost in making this a comfortable and healthful house in which to live.



## wall section

( AT WINDOW )

Complete working drawings may be obtained from the extension agricultural engineer at your State university. There may be a small charge to cover cost of printing.

If you do not know the location of your State university, send your request to Agricultural Engineer, Federal Extension Service, U.S. Department of Agriculture, Washington, D.C. 20250. He will forward your request to the correct university.

ORDER PLAN NO. 7178, 3-Bedroom Tenant House



